
City of Fremont Initial Study

1. **Project:** AT&T Wireless Facility Conditional Use Permit (PLN2014-00067)
2. **Lead agency name and address (including e-mail address/fax no. as appropriate):**
City of Fremont, Community Development Department
39550 Liberty Street, 1st Floor
Fremont, CA 94536
3. **Contact person and phone number (including e-mail address/fax no. as appropriate):**
Spencer Shafsky, Planner I
Phone: (510) 494-4452
E-mail: sshafsky@fremont.gov
4. **Project location:** 42955 Palm Avenue, Fremont, CA 94539
5. **Project sponsor's name and address (including e-mail address/fax no. as appropriate):**
Rajesh Raikar on behalf of AT&T Wireless
103 San Tomas Drive
Pittsburg, CA 94565
6. **General Plan designation:** Public Facility (PF)
7. **Zoning:** Public Facility (Hillside Combining District) (71.5%); Public Facility (Historical Overlay District) (Hillside Combining District) (28.5%)
8. **Description of project:**

The applicant (AT&T Wireless) requests approval of a Conditional Use Permit to remove an existing slimline monopole and to allow the installation of a stealth wireless telecommunication facility on a public facility property located at 42955 Palm Avenue in the city of Fremont. The proposed facility is a 75-foot tall monopole designed to resemble a eucalyptus tree (referred to by the cellular industry as a "monoecalyptus") containing 12 cellular antennas in four arrays of three antennas each. The facility and all associated equipment will be located within an existing 1,250 square foot leased area on the southern portion of the property. The associated equipment will be located within an existing equipment shelter and no modifications will be required for the shelter. The monoecalyptus will be set back approximately 86 feet from Washington Boulevard, approximately 71 feet from Paseo Padre Parkway and approximately 255 feet from Palm Avenue. Because the project is located in an Historic Overlay District (HOD), it will require review by the City's Historic Architectural Review Board (HARB) as well as the Planning Commission
9. **Surrounding land uses and setting:**

The project area is on the southerly portion of a 12.26-acre parcel that contains the Matthew Whitefield underground reservoir of the Alameda County Water District (ACWD). The 12.26 acre site contains three wireless telecommunication facilities and is divided into two separate parcels. The proposed monoecalyptus is on a 8.12 acre portion of the site that is wholly managed by ACWD.. One monopine and one slimline monopole are located on the northerly portion of the site approximately 700 feet away and one slimline monopole is located on the southerly portion of the site, and would be removed and replaced by the monoecalyptus. The parcel is zoned Public Facility but also has a split zoning designation that changes from a Hillside Combining District overlay on the northern portion to both a Hillside Combining District and Historical Overlay District on the southern portion where the new pole will be located. The Historical Overlay Zoning District is intended to preserve the architectural character and historic mission-era resources found in the surrounding area. The area is characterized by early

1900's era homes; however, the site is surrounded by more recently developed single-family neighborhoods. The perimeter of the parcel is surrounded by a landscaped berm to screen the reservoir.

The subject site is primarily undeveloped above the reservoir. The southern portion of the parcel, where the pole would be located contains a large storage building operated by the Alameda County Water District (ACWD) and the existing equipment enclosure for AT&T approximately 55 feet to the north of the proposed facility. A residential home owned by ACWD also sits to the northeast of the proposed monoeucalyptus location. The northern portion of the site contains equipment operated by ACWD as part of the reservoir. The immediate project area contains three large mature eucalyptus trees and is unpaved with dirt and low grasses. There is an existing paved access road off Palm Avenue which leads to a dirt path to access the equipment shelter and ACWD building. The adjacent properties to the east and south are single family residential lots and the properties to the north and west are vacant properties owned and operated by ACWD as underground reservoirs. In addition, the property is bordered on three sides by fully developed roads; Palm Avenue to the east, Washington Boulevard to the south and Paseo padre parkway to the west. The nearest home to the subject site is approximately 185 feet to the south.

- 10. Congestion Management Program - Land Use Analysis:** The project analysis must be submitted to the Alameda County Congestion Management Agency for review if "Yes" to any of the following:

<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	This project includes a request for a General Plan Amendment. If yes, send appropriate forms to Alameda County Congestion Management Agency.
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	A Notice of Preparation is being prepared for this project.
<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	An Environmental Impact Report is being prepared.

- 11. Other public agencies required approval of involvement:** (*e.g., permits, special district boundaries, financing approval, or participation agreement.*) California Public Utilities Commission

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The following list indicates the environmental factors that would be potentially affected by this project. Those factors that are indicated as a "Potentially Significant Impact" in the initial study checklist are labeled "PS" while those factors that are indicated as a "Potentially Significant Unless Mitigation Incorporated" are labeled "M".

	Aesthetics		Agriculture and Forrest Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Material		Hydrology / Water Quality		Land Use / Planning
	Greenhouse Gas Emissions		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation / Traffic		Utilities / Service Systems		Mandatory Findings of Significance

PREVIOUS ENVIRONMENTAL ANALYSIS:

A previous initial study was completed and a Negative Declaration was filed on January 21, 1997 for a slimline monopole approximately twelve feet to the south of where the proposed monoecalyptus is to be installed. (Bay Area Cellular One, EIA-97-20)

DETERMINATION BY THE CITY OF FREMONT:

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

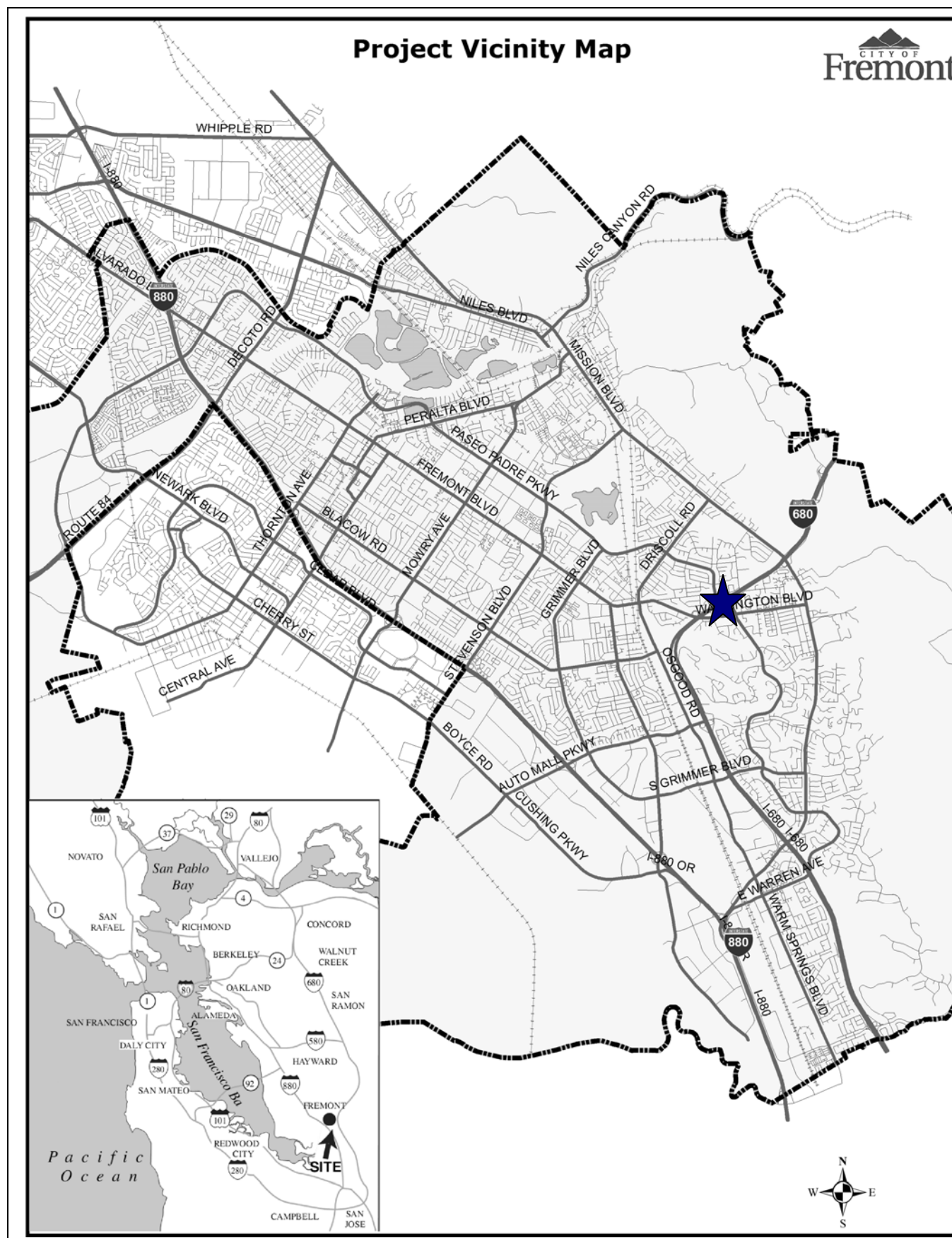
Signature: _____

Date: _____

Printed Name: Spencer Shafsky

For: City of Fremont

Senior Planner Review: _____



I. AESTHETICS - Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Have a substantial adverse effect on a scenic vista?				X	8, A, B, D
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X	8, A, B
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?				X	A, B, D
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X	3, A

Comment: The proposed site is within an Historic Overlay District on the northeast corner of Washington Boulevard and Paseo Padre Parkway. The project location is not along a view corridor of the local hills but is bounded on one side by Paseo Padre Parkway, which is a local scenic route. The area of the site where the new monoecalyptus will be located contains a cluster of large, mature eucalyptus trees. The proposed monoecalyptus will be integrated with this existing cluster of trees and therefore would be less noticeable than the existing metal monopole, which will be removed. The proposed monoecalyptus will be taller than the nearest existing mature eucalyptus trees, but similar in height overall. The monoecalyptus will appear similar in color, texture and density to that of natural eucalyptus trees already planted in the vicinity. The stand of existing eucalyptus trees are a dominant visual feature from Paseo Padre Parkway and Washington Boulevard, therefore the new stealth monoecalyptus would not adversely affect any existing views to hillside scenic resources and results in a less than significant impact. The monopole is designed as a stealth monoecalyptus and has no exposed metal surfaces or lighting, therefore it will not affect daytime or nighttime views. Eucalyptus trees, some from the 1800s are characteristic landscape feature for the Mission San Jose plan area, thus the introduction of a stealth monoecalyptus would be consistent with the existing landscape and historic context of this area.

II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	19
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	20

c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?				X	NA
d.	Result in the loss of forest land or conversion of forest land to non-forest use?				X	NA
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to nonforest use?				X	NA

Comment: The proposed project will occupy a predominantly vacant site which is operated by the Alameda County Water District (ACWD) and contains an underground reservoir. The site does not contain farmland as shown on the California Resource Agency's Farmland Mapping and Monitoring Program maps for Alameda County, nor is it zoned for agriculture uses or bounded by any Williamson Act contracts. The site also does not contain forest land; therefore, no agricultural or forest lands would be lost as a result of the project.

III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Conflict with or obstruct implementation of the applicable air quality plan?				X	21
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X	21
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X	21
d.	Expose sensitive receptors to substantial pollutant concentrations?				X	1, 3
e.	Create objectionable odors affecting a substantial number of people?				X	1, 3

Comment: The City of Fremont uses the threshold of significance established by the Bay Area Air Quality Management District (BAAQMD) to assess air quality impacts of construction, area, and operational related to criteria pollutants of the adopted Clean Air Plan. The Clean Air Plan focuses on improvement of air quality throughout the basin. A network of BAAQMD monitoring stations continually measures the ambient concentrations of these pollutants for reporting purposes. The closest such monitoring station is #1014 at 40733 Chapel Way in Fremont. Ozone precursors and particulate matter are the primary air pollutants of concern for development projects. These include Reactive Organic Gases (ROG), Nitrous Oxides (NOx), and Particulate Matters (PM10 and PM2.5). Thresholds are whether a project would exceed the emissions of 10 tons per year or 54 lbs per day for ozone precursors. General

conformity to the Clean Air plan considers qualitative analysis of consistency with planning assumptions and growth estimates for the City and Bay Area.

The proposed development will occupy a 1,250 square foot leased area on property owned by the ACWD. The project will not create air pollutants within any of the five categories listed above. Therefore, the project will not conflict with or obstruct implementation of an air quality plan, violate any air quality standards, result in a cumulative increase in air pollutants, expose sensitive receptors to substantial air pollutant concentrations, nor will it create objectionable odors.

IV. BIOLOGICAL RESOURCES - Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	8
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X	8
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	8
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	8
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X	8, 24, A
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	3, 8

Comment: The project site is a primarily vacant site containing an underground reservoir. The required equipment enclosure and access roads needed for the project are already in place. The site is not a known habitat for endangered, threatened or rare species; therefore no impacts to special status species are identified as a result of this project. There are no landmark trees on the site. Construction of the wireless facility and its will only require minimal removal of ground vegetation which will be replaced when the construction work is completed.

V. CULTURAL RESOURCES - Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.57?				X	11, 27, 28
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X	11, 27, 28
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	11, 28
d.	Disturb any human remains, including those interred outside of formal cemeteries?				X	11, 28

Comment:

Although the project site is located in an Historic Overlay District, the site does not contain any listed historic resources or structures and is not considered a historical site. No significant paleontological or archaeological resources, have been identified either on the project site or in the general area of the project site and the project does not involve grading or demolition that might disturb existing resources. There are no known unique cultural resources, and therefore, no potential for restrictions. However, should any human remains or historical or unique archaeological resources be discovered during site development work, the provisions of CEQA Guidelines, Section 15064.5(e) and (f) for notification and evaluation will be followed to reduce impacts to a less than significant level.

VI. GEOLOGY AND SOILS - Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X	5
	ii) Strong seismic ground shaking?				X	5
	iii) Seismic-related ground failure, including liquefaction?				X	5
	iv) Landslides?				X	5
b.	Result in substantial soil erosion or the loss of topsoil?				X	1
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X	5
d.	Be located on expansive soil, as defined in California Building Code), creating substantial risks to life or property?				X	5, 26
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems				X	NA

	where sewers are not available for the disposal of waste water?					
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Comment: The project site is not located within an earthquake fault trace zone. Although located in a Hillside Combining District, the site is relatively flat. The project does not involve construction of any new habitable structures and is not located directly adjacent to any residences. Thus it will not expose people or habitable structures to potential adverse geological impacts and the soil for the site is not unstable or expansive. The monoeucalyptus will conform to the standards of the California Uniform Building Code.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	
b.	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X	

Background: With the passage of the Global Warming Solutions Act of 2006 (Assembly Bill 32), California acknowledged the role of greenhouse gases (GHG) in global warming and took action to reduce GHG emission levels. AB 32 set a statewide goal of reducing GHG emissions to 1990 levels by the year 2020. In doing so, it contemplated economic expansion and growth of population to 44 million people by 2020. It called for the state's Air Resources Board (CARB) to prepare a Scoping Plan encompassing all major sectors of GHG emissions for achieving reductions consistent with AB 32's goals. The Scoping Plan, adopted in December 2008, creates an overarching framework for meeting the GHG reduction goal of returning to 1990 emissions levels by 2020.

GHG analysis uses carbon dioxide equivalents (CO₂e), measured in metric tons, to adjust for the different warming potential of a wide range of greenhouse gases, not just exclusively CO₂. The state 2005 GHG emission inventory was 479 million metrics tons of CO₂e. CARB projected that under business-as-usual conditions (no reduction effort) GHG emissions would grow to 596.4 million metric tons of CO₂e by the year 2020. According to the Scoping Plan, reducing GHG emissions to 1990 levels requires cutting approximately 30 percent from the business-as-usual emission levels projected for 2020, or about 15 percent from today's levels. The target amount for the 2020 goal is an emission level of no more than 427 million metric tons of CO₂e (the 1990 levels). Stated another way, on a per capita basis, this means reducing current annual emissions of 14 tons of CO₂e for every person in California down to about 10 tons per person by 2020.

Different regional and state agencies are in the process of adopting thresholds and methodologies to analyze GHG emission impacts. Currently, there is no one standard accepted methodology or practice that is universally applied to account for project-level emissions. Meanwhile, the City has completed a community inventory for its 2005 GHG emissions level using current ICLEI (International Council for Local Environmental Initiatives) methodology. The City's 2005 baseline inventoried emission level is 1,670,838 metric tons of CO₂e, which equals a 7.9 tons per capita rate. In conjunction

with the ongoing effort to update the General Plan to 2030, the City is also preparing a community based Climate Action Plan to address the issue locally.

Comment: Because of the broad context and setting of the potential impacts of contributing to global climate change, the assessment of project-level emissions looks at whether a project's emissions would significantly affect the ability of the State to reach its AB 32 goals. In considering whether a project's emissions are substantial and cumulatively considerable, the City considers the direct and indirect emissions of the operation of a project through its energy consumption and traffic generation, which is a commonly accepted approach for assessing local emission levels. For initial screening, the City uses a measure of 1% of its 2005 baseline emissions, or 16,000 metric tons of output, or a per capita level of 7.9 tons per person, to assess the project. If a proposed project's emissions will be less than these measures, the City concludes that the impact will not be cumulatively considerable nor hinder or delay the ability of the state to reach the goal-levels set forth in the Scoping Plan.

The project involves removing an existing monopole and replacing it with a new stealth monopole. The existing buildings on the property will not be enlarged as part of the project. Because no new floor area would be added, the project would not generate additional vehicle trips which would increase greenhouse gas emissions. The telecommunications facility will run on a combination of electrical and battery power and will therefore not generate greenhouse gasses as a result of daily operations. As such, the project would have no net impact of increased GHG emission or impact the inventory and scoping plan measures contained in AB 32 and intended to reduce statewide GHG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	3, A
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	3, A
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	3, A, C
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	18
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	NA
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	NA

g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	6, 7
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X	29

Comment: The project does not involve the transport of hazardous materials and is not listed on the current Hazardous Waste and Substances Sites List. to Site plan review and project specific conditions of approval will ensure that the design layout and construction of the project and associated accessory structures will not interfere with any emergency response plans or emergency evacuation plans or a health hazard. The Radio Frequency (RF) report prepared by Hammett & Edison on September 16, 2013, states that the proposed project will comply with the prevailing federal standards for limiting public exposure to radio frequency energy; therefore, the project will not create a significant hazard to the public or environment related to emission, transport, or disposal of hazardous materials .

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Violate any water quality standards or waste discharge requirements?				X	14, 15
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pro-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X	7, 8
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X	7, 8
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X	14, 15
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X	15, 16
f.	Otherwise substantially degrade water quality?				X	14, 15
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	1, 17, A
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	1, 17, A
i.	Expose people or structures to a significant risk of loss,				X	6, 17

	injury or death involving flooding, including flooding as a result of the failure of a levee or dam?					
j.	Inundation by seiche, tsunami, or mudflow?				X	NA

Comment: The proposed monoecalyptus will be located on the southern portion of the site, which is not paved, nor will any additional paving be required as part of his project The required equipment will be housed in the existing equipment enclosure and no additional square footage or paving will be required for the equipment enclosure or for access. Thus existing drainage patterns and water quality will not be affected by the project. Construction of the facility will not result in the loss of any landscaped areas or an increase in impervious surface to the property. The project site is not located in a special flood hazard area. FEMA flood maps indicate the site and proposed monoecalyptus will be located in Zone X outside of the floodplain.

X. LAND USE AND PLANNING - Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Physically divide an established community?				X	1, 2, 3
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	2, 3, 8
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	NA

Comment: The proposed site has a General Plan designation of Public Facility and is also zoned Public Facility. The site contains an underground reservoir which is owned and managed by the, Alameda County Water District. The proposed use is consistent with the General Plan and zoning for the site. The project will neither physically divide an established community nor conflict with any applicable conservation plan or natural community conservation plan. The project will be required to meet design standards established for wireless communication facilities.

XI. MINERAL RESOURCES -- Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	8
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X	8

Comment: Based on the information in the Conservation Element of the City of Fremont's General Plan, there is no evidence that the project would result in the loss of availability of a known mineral resource that would be of future use to the region or residents of the state. The project is not located in a state-designated mineral resource area. The overall site has only minimal development and no future

development is proposed. The proposed project does not involve grading that would impact mineral resources.

XII. NOISE -- Would the project result in:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X	9
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X	9
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X	9
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		9
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	NA
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X	NA

Comment: The project will not generate additional noise that would increase the noise level in the area above acceptable levels outlined in the General Plan. The project site already contains a wireless communication monopole, which will be removed and replaced with a new pole. The project will have a back-up generator that will only be used during an extended disruption of electrical services. Construction of the project could result in a temporary increase in noise levels during daytime hours resulting from heavy construction equipment. The applicant will comply with the City's construction noise standards. City of Fremont's construction hours are as follows:

Monday through Friday 7:00 a.m. to 7:00 p.m.
Saturday and Holidays 9:00 a.m. to 6:00 p.m.
No construction allowed on Sundays

XIII. POPULATION AND HOUSING -- Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	1, 2, A
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	1, 2, A

c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	1, 2, A
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Comment: The project involves taking down an existing monopole and approval and installation of a new wireless telecommunication facility in approximately the same location as the existing pole on a site designated and zoned Public Facility. It will not induce population growth, displace housing, or displace any people.

XIV. PUBLIC SERVICES

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
	Fire protection?				X	6, 10
	Police protection?				X	6, 10
	Schools?				X	NA
	Parks?				X	NA
	Other public facilities?				X	10, 24, 25

Comment: The project is located in an area of the city where public services needed to serve the facility are already in place. No new floor area is proposed as part of the project which would generate the need for additional public services or facilities. All new mechanical equipment being installed and modifications being made for the monoecalyptus will be required to comply with current California Building and Fire Codes.

XV. RECREATION

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	12, 13, A
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	12, A

Comment: The installation of a new wireless telecommunication facility to replace an existing pole will not result in any impacts to or increased demand on any existing parks or other recreational facilities.

XVI. TRANSPORTATION/TRAFFIC - Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
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a.	Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X	1, 7, A
b.	Conflict with an applicable congestion management program, including, but not limited to a level of service standard standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X	7
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	7
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	7
e.	Result in inadequate emergency access?				X	7
f.	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	7, A

Comment: The monoeucalyptus will be located in the southernmost portion of an 8.12 acre lot which is part of a larger 12.25 acre underground reservoir which is predominantly vacant except for an existing equipment enclosure operated by AT&T wireless, a storage building operated and residence operated by ACWD and associated equipment for the operation of the reservoir at grade level. The project will be located in approximately the same location as the existing pole, which will be removed. As such, it will not impede circulation on-site. The applicant will access the site directly off Palm Avenue, a fully developed public street, via an existing paved access roadway. The applicant expects that a technician will visit the site once every four to eight weeks to service the site. The project will not cause a substantial increase in traffic, impact the level of service in the area, or result in inadequate parking capacity.

XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:

ISSUES:		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Sources
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X	10
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	10
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	10
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X	10
e.	Result in a determination by the wastewater treatment				X	10

	provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	10, 24
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				X	10, 24

Comment: The proposed project involves the use of a vacant portion of a minimally developed lot on a public facility property. The area where the facility would be constructed is adjacent to an existing storage building and an existing equipment enclosure; therefore the project will not result in a net increase of impervious surface area to the site. In addition, the project will not require additional water or garbage collection service to the site or impact wastewater or storm water facilities by significantly increasing sewage or storm water runoff volumes. As such, the project will not have a significant impact on existing utilities or services.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

ISSUES:		<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	See Previous
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X	See Previous
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	See Previous

Comment: The above discussion adequately addresses all potential impacts the proposed project may have on the environment. This initial study has found that the proposed project will not have the potential to degrade the quality of the environment. The project conditions of approval being recommended by staff will reduce all impacts the project may have to a less-than-significant level.

GENERAL SOURCE REFERENCES:

1. Existing land use.
2. City of Fremont General Plan (Land Use Element Text and Maps).
3. City of Fremont Municipal Code Chapter 18 (e.g. Planning and Zoning, Subdivision, Grading and Maps)
4. City of Fremont General Plan (Certified 2009 Housing Element).
5. Alquist-Priolo Earthquake Fault Zoning Act and City of Fremont General Plan (Safety Element).
6. City of Fremont General Plan (Safety Element).
7. City of Fremont General Plan (Mobility Element).
8. City of Fremont General Plan (Conservation Element, including Biological Resources, Water Resources, Land Resources, Air Quality, Energy Conservation and Renewable Energy).
9. City of Fremont General Plan (Safety Element, subsection Noise and Vibration).
10. City of Fremont General Plan (Public Facilities Element).
11. City of Fremont General Plan (Community Character Element).
12. City of Fremont General Plan (Park and Recreation Element).
13. City of Fremont General Plan (Community Plans Element, Measure T).
14. RWQCB National Pollutant Discharge Elimination System (NPDES) Municipal Permit October 2009
15. RWQCB, Construction Storm Water General Permit, September 2009
16. Alameda Countywide Clean Water Program Hydromodification Susceptibility Map 2007
17. Flood Insurance Rate Map (FEMA online) and City of Fremont General Plan (Safety Element).
18. Hazardous Waste & Substances Sites List, consolidated by the State Department of Toxic Substances Control, Office of Environmental Information Management, by Ca./EPA, pursuant to Government Code Section 65962.5. Accessed online.
19. Department of Conservation Important Farmland Map 2010
20. City of Fremont Agricultural Preserves Lands Under Contract (2007 Map and List).
21. Bay Area Air Quality Management District: Clean Air Plan (Bay Area Ozone Strategy 2010), CEQA Guidelines 2010.
22. CARB Scoping Plan December 2008
23. City of Fremont Greenhouse Gas Emissions Inventory 2005
24. City of Fremont Municipal Code Title 8, Health and Safety (e.g. solid waste, hazardous materials)
25. City of Fremont Municipal Code Title 8 Streets, Sidewalks & Public Property
26. City of Fremont Municipal Code Title 15 Building Regulations
27. Fremont Register of Historic Resources and Inventory of Potential Historic Resources
28. City of Fremont Wireless Telecommunications Ordinance
29. Local Cultural Resource Maps (CHRIS)
30. Fremont High Fire Severity Zone Map

PROJECT RELATED REFERENCES:

- A. Project Plans
- B. Photo Simulations
- C. Radio-Frequency Study prepared by EBI Consulting, June 6th, 2013